



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 14, 2018

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Susan Philipp – Chair
Robert Orgill - Vice Chair
John Williams

Bart Donovan
Jon Wardlaw

Secretary:

Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes July 31, 2018 (For possible action)
- IV. Approval of Agenda for August 14, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **ET-18-400156 (WS-0323-16)-HEIVA HOLDINGS USA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence increased wall height in conjunction with an approved single family residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/bk/ja (For possible action) **PC 8/21/18**
2. **AR-18-400169 (UC-0610-16)-HOMETOWN LVHS, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW to allow a proposed laboratory (dental).
DESIGN REVIEW for a laboratory (dental) facility within an existing commercial building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the west side of Community Lane, 300 feet north of Tropicana Avenue within Paradise. CG/tk/ja (For possible action) **PC 9/4/18**
3. **AR-18-400172 (WS-0559-17)-CITY UNITS I, LLC, ET AL:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce parking.
DESIGN REVIEW for outside storage in conjunction with an existing office/warehouse building on 1.4 acres of a 2.8 acre site in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Post Road and Sunset Corporate Drive within Paradise. JG/bk/ja (For possible action) **PC 9/4/18**
4. **UC-18-0534-ADS INVESTMENTS, LLC:**
USE PERMIT for a proposed on-premises consumption of alcohol establishment (supper club) in conjunction with an existing restaurant within a portion of an office/warehouse development on 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise SS/rk/ja (For possible action) **PC 9/4/18**
5. **UC-18-0539-TELEMUNDO 6380 POLARIS, LLC:**
USE PERMIT to allow communication antennas not architecturally compatible with the structure.
DESIGN REVIEW for site renovations for a proposed broadcast facility on 1.8 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the east side of Polaris Avenue and the north side of Teco Avenue (alignment) within Paradise. SS/gc/ja (For possible action) **PC 9/4/18**
6. **UC-18-0542-ACCESSIBLE SPACE, INC.:**
USE PERMIT for a proposed congregate care facility.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed congregate care facility and outpatient clinic on 2.4 acres in a C-2 (General Commercial) Zone within the MUD-2 Overlay District. Generally located on the east side of Spencer Street, 290 feet south of Flamingo Road within Paradise. CG/pb/ja (For possible action) **PC 9/4/18**

7. **VS-18-0527-WYNN LAS VEGAS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sands Avenue located between Las Vegas Boulevard South and Manhattan Street within Paradise (description on file). CG/bk/ja (For possible action)
PC 9/4/18
8. **WS-18-0521-FJM VALLEY VIEW ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** eliminate bicycle parking.
DESIGN REVIEWS for the following: **1)** façade changes; and **2)** parking lot layout in conjunction with an existing office/warehouse complex on 7.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Oquendo Road and the west side of Valley View Boulevard within Paradise. SS/gc/ja (For possible action)
PC 9/4/18
9. **DR-18-0520-MGM GRAND HOTEL, LLC:**
DESIGN REVIEW for lighting for an existing recreational facility (Topgolf) within an existing resort hotel site (MGM Grand) on an 8.5 acre portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/gc/ja (For possible action)
BCC 9/5/18
10. **ET-18-400166 (ZC-0425-07)-PACIFIC PLACE SITE, LLC, ET AL:**
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms for both the hotel rooms and resort condominiums; and **2)** all other accessory and incidental buildings and structures. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). SB/bk/ja (For possible action)
BCC 9/5/18
11. **UC-18-0543-VEGAS DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** temporary construction activities; and **2)** temporary construction storage in conjunction with an off-site convention and recreation facility (FORUM Convention Center) on 7.0 acres in an H-1 (Limited Resort and Apartment) Zone (AE-60) in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the west side of Koval Lane within Paradise. JG/lm/ja (For possible action)
BCC 9/5/18

12. **UC-18-0546-CLAUDINE PROPCO, LLC:**
USE PERMITS for the following: 1) allow an accessory use not accessed through the interior of a resort hotel; and 2) all other deviations as depicted per plans on file.
DEVIATIONS for the following: 1) allow retail uses (ticket sales) not within a permanent enclosed building; 2) permit a color scheme with vivid hues; and 3) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEWS for the following: 1) an outdoor sales (ticket) structure/booth; 2) modifications to an approved comprehensive sign plan (Harrah's, LINQ, LINQ Promenade); 3) increase wall sign area; and 4) a roof sign in conjunction with a proposed outdoor sales (ticket) structure/booth on a 17.8 acre portion of 31.8 acres in conjunction with a resort hotel (Harrah's) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,400 feet north of Flamingo Road within Paradise. CG/lm/ja (For possible action) **BCC 9/5/18**
13. **UC-18-0563-RIO PROPERTIES, LLC:**
USE PERMITS for the following: 1) allow a temporary outdoor commercial event longer than 10 days; 2) allow set-up and operational removal period longer than 1 week for a temporary outdoor commercial event; 3) conduct live entertainment beyond daytime hours for a temporary outdoor commercial event; and 4) reduce the required parking by more than 30% for a temporary outdoor commercial event in conjunction with a resort hotel (Rio).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, carnival rides, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Rio) on portions of 88.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Flamingo Road and Valley View Boulevard within Paradise. SB/pb/ja (For possible action) **BCC 9/5/18**
14. **WC-18-400167 (UC-0676-14)-5800 EASTERN, LLC:**
WAIVERS OF CONDITIONS OF A USE PERMIT requiring the following: 1) outdoor music in Valet Plaza only, music to be played through a speaker, no live bands, DJ's, or live music to be played outdoors; 2) applicant to monitor and measure noise decibel level on the property with a maximum of 55 decibels; and 3) hours of operation limited to 8:00 a.m. to 12:00 a.m. Friday and Saturday, and 8:00 a.m. to 10:00 p.m. Sunday through Thursday in conjunction with a equipment sales/rental, convention, and banquet facility on 5.4 acres in an M-D (Designated Manufacturing) (AE-60) (AE-65) Zone with a portion being within the Russell Road Transition Corridor. Generally located on the west side of Euclid Street and the south side of Russell Road within Paradise. JG/bk/ja (For possible action) **BCC 9/5/18**
15. **WS-18-0514-DN MARYLAND PKWY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative screening.
DESIGN REVIEW for screening in conjunction with an approved retail building on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Maryland Parkway and Shelbourne Avenue within Paradise. SS/gc/ja (For possible action) **BCC 9/5/18**
16. **WS-18-0531-HARMON SQUARE SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; 2) increase logo sign area; and 3) allow a roof sign in conjunction with an approved marijuana establishment (retail store).
DESIGN REVIEW for signs in conjunction with an approved marijuana establishment (retail store) in an existing shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. JG/rk/ja (For possible action) **BCC 9/5/18**

17. **ZC-18-0537-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) (AE-70) Zone to M-D (Designed Manufacturing) (AE-70) Zone.
DESIGN REVIEW for a parking lot in conjunction with an existing office/warehouse facility. Generally located on the east side of Pine Street, 810 feet north of Sunset Road within Paradise (description on file).
JG/pb/ja (For possible action) **BCC 9/5/18**

VII. General Business
None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: August 28, 2018

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave.

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager